

**Zoning Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-10  
AGENDA DATE: Thu 09/01/2005  
PAGE: 1 of 1**

**SUBJECT:** C14-05-0082 - Parmer Lane Retail - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1701 Parmer Lane (Walnut Creek Watershed) from community commercial-conditional overlay (GR-CO) combining district zoning and neighborhood commercial (LR) district zoning to community commercial-conditional overlay (GR-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant community commercial-conditional overlay (GR-CO) combining district zoning. Applicant: YH Parmer/Metric Partners, LP. Agent: Richard Crank. City Staff: Jorge Rousselin, 974-2975.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-05-0082

**Z.A.P. DATE:** August 2, 2005

**ADDRESS:** 1701 Parmer Lane

**OWNER/APPLICANT:** YH Parmer/Metric Partners, LP    **AGENT:** Richard Crank

**ZONING FROM:** GR-CO and LR    **TO:** GR-CO

**AREA:** 2.16 Acres

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends rezoning from community commercial – conditional overlay (GR-CO) and neighborhood commercial district zoning to community commercial – conditional overlay (GR-CO) The conditional overlay would prohibit automotive rental, automotive sales, automotive washing (of any type), drop-off recycling collection facility, exterminating services, indoor sports and recreation, pawn shop, counseling services, guidance services, residential treatment and transitional housing

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

**APPROVED STAFF'S RECOMMENDATION FOR GR-CO ZONING; BY  
CONSENT. [M.H, T.R 2<sup>ND</sup>] (8-0) J.M – ABSENT**

**ISSUES:** N/A

### **DEPARTMENT COMMENTS:**

The requested community commercial base district zoning is consistent with properties located along the south side of Parmer Lane in this area. The original conditional overlay associated with the GR district zoning had a vehicle trip limit. The applicant has submitted a Traffic Impact Analysis so that any future conditional overlay would not contain a vehicle trip limit.

### **EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GR-CO & LR	Undeveloped
<i>North</i>	GR, CS-1 & CS	Shopping Plaza. Restaurant, liquor store, bank etc.
<i>South</i>	LR	Undeveloped
<i>East</i>	LR & GR-CO	Access to LR area to the south and Auto Services
<i>West</i>	LR & GR	Access to LR area to the south and fast food restaurants

**AREA STUDY:** North Lamar Area Study **TIA:** Yes (submitted)

**WATERSHED:** Walnut Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

- #037 Lamplight Village Area Neighborhood Assn.
- #064 River Oaks Lakes Estates Neighborhood Assn.
- #114 North Growth Corridor Alliance
- #214 Tanglewild Estates Neighborhood Assn.
- #480 Scofield Farms Residents Assn.
- #511 Austin Neighborhoods Council
- #742 Austin Independent School District
- #902 Scofield Residential Owners Assn.

**SCHOOLS:**

- Pillow Elementary School
- Burnett Middle School
- Anderson High School

**CASE HISTORIES:**

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-96-0062 Brake Specialists	From LR to GR-CO	Recommended GR-CO with vehicle trip limit	Approved GR-CO with 2000 vehicle trip limit per day
C14-98-0021 Parmer Lane Baptist Church	From MF-2 to GR-CO	Recommended GR-CO with a vehicle trip limit	Approved GR-CO with a 2000 vehicle trip limit per day
C14-00-2033 Little Steps Child Care	From SF-3 to LR-MU-CO	Recommended LR-MU-CO with a trip limit	Approved LR-MU-CO with a trip limit of 315 vehicles per day

**RELATED CASES:**

C14-02-0048 – Boston Market rezoned from LR to GR-CO with a trip limit of less than 2000 vehicles a day. This tract has not been developed.

**ABUTTING STREETS:**

NAME	ROW	PAVEMENT	CLASSIFICATION
Parmer Lane	150'	2@45'	Major Arterial

**CITY COUNCIL DATE: September 1, 2005**

**ACTION:**

**ORDINANCE READINGS: 1<sup>st</sup>**

**2<sup>nd</sup>**

**3<sup>rd</sup>**

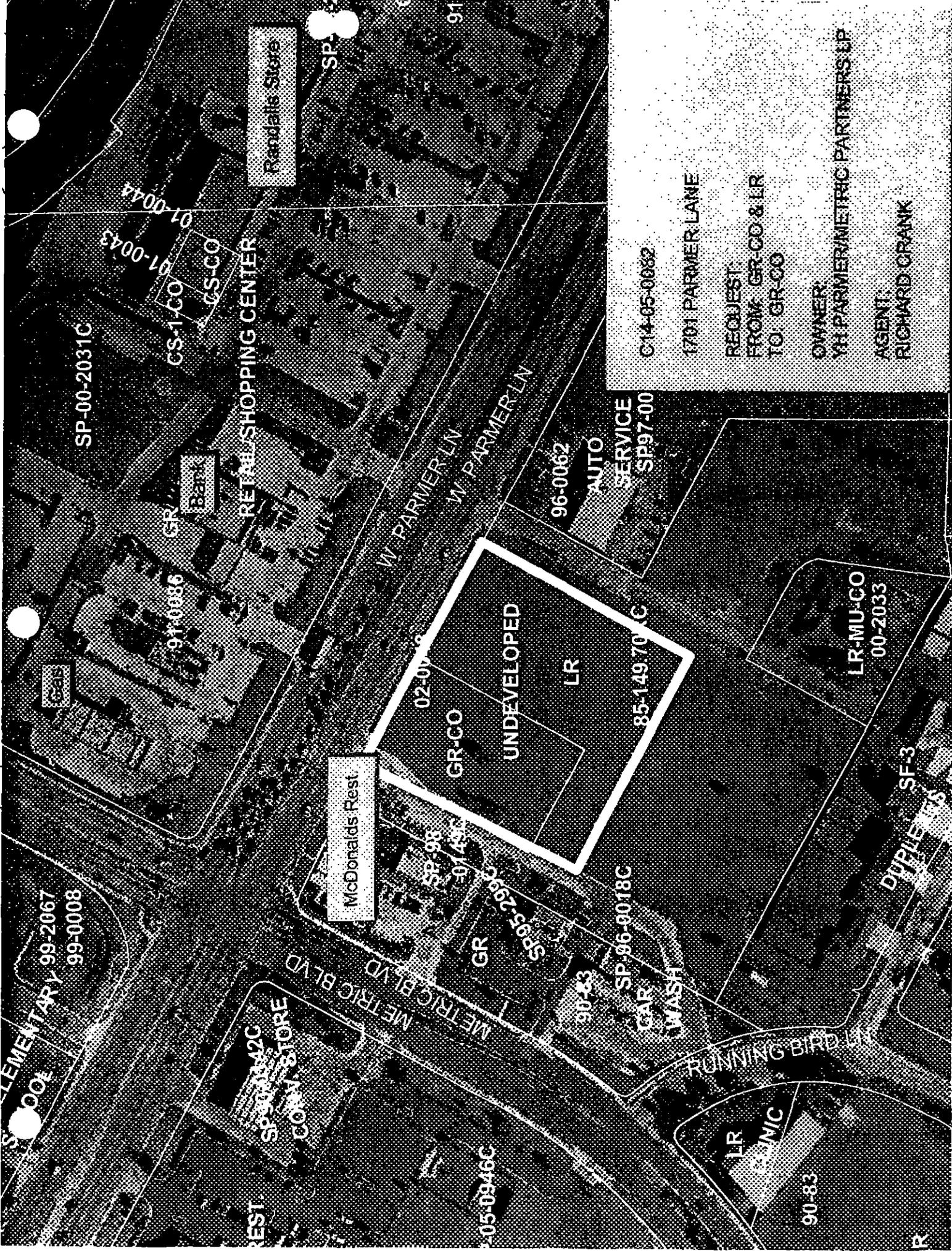
**ORDINANCE NUMBER:**

**CASE MANAGER: Jorge E. Rousselin, NPZD**

**PHONE: 974-2975**

**E-MAIL: [jorge.rousselin@ci.austin.tx.us](mailto:jorge.rousselin@ci.austin.tx.us)**





LEMENTARY 99-2067  
99-0008

SP-00-2031C

01-0044  
01-0043  
CS-1-CO  
CS-CO

RETAIL SHOPPING CENTER

Randalls Store

SP-00-2031C

91-0086  
GR-CO

BANK

McDonald's Rest.

02-0086  
GR-CO

GR-CO

UNDEVELOPED

LR

85-149.701C

96-0062

AUTO SERVICE

SP97-00

C14-05-0082

1701 PARMER LANE

REQUEST FROM GR-CO & LR TO GR-CO

OWNER: YH PARMER/METRIC PARTNERS LP

AGENT: RICHARD CRANK

LR-MU-CO  
00-2033

SF-3

REST SP-00-2031C  
COMA STORE

METRIC BLVD

METRIC BLVD

GR

SP-98  
90-83  
90-83  
SP-96-0018C  
CAR WASH

SP-96-0018C

WASH

RUNNING BIRD LN

LR

CLINIC

90-83

05-0946C

R

## **STAFF RECOMMENDATION**

Staff recommends rezoning from community commercial – conditional overlay (GR-CO) and neighborhood commercial district zoning to community commercial – conditional overlay (GR-CO) The conditional overlay would prohibit automotive rental, automotive sales, automotive washing (of any type), drop-off recycling collection facility, exterminating services, indoor sports and recreation, pawn shop, counseling services, guidance services, residential treatment and transitional housing

## **BACKGROUND**

The existing GR-CO tract that is part of this application was for a Boston Market Restaurant. There was a trip limit of less than 2000 vehicles per day.

## **BASIS FOR RECOMMENDATION**

The proposed zoning should be consistent with the purpose statement of the district sought.

Community commercial district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

Zoning should not constitute a grant of special privilege to an individual owner; Granting of the request should result in an equal treatment of similarly situated properties.

All tracts of land on the south side of W. Parmer Lane in this area have been granted GR base district zoning when requested. Most have had a trip limitation placed in a conditional overlay. This property owner has provided a Traffic Impact Analysis eliminating the need for a vehicle trip limit.

Granting of the request should result in equal treatment properties.

Each tract of land in this area has been granted GR base district zoning as is appropriate. Parmer Lane is a major traffic way.

## **EXISTING CONDITIONS**

### **Site Characteristics**

Each of the two tracts is undeveloped to date.

**Hill Country Roadway** N/A

### **Impervious Cover**

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

In the Water Quality Transition Zones, impervious cover is limited to 30%.

### **Environmental**

According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

### **Water Quality Control Requirements**

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals, which preempt current water quality or Code requirements.

### **Transportation**

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 6,543 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning

classification (without consideration of setbacks, environmental constraints, or other site characteristics).

The traffic impact analysis for this site was waived because the applicant agreed to post their pro rata share for improvements previously identified on other projects in the area at the intersections of Lamar Boulevard and Parmer Lane and Metric Boulevard and Parmer Lane. This fiscal was posted with the associated site plan. If the zoning is granted, development should be limited through a conditional overlay to less than 3,200 vehicle trips per day. [LDC, 25-6-117]

Capital Metro bus service is available along Parmer Lane.

Parmer Lane is classified in the Bicycle Plan as a Priority 1 bike route.

There are existing sidewalks along Parmer Lane

#### **Water and Wastewater**

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility relocation, and adjustment to serve the site and land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated City fees.

#### **Stormwater Detention**

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

#### **Compatibility Standards N/A**

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 1701 PARMER LANE FROM COMMUNITY  
3 COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT  
4 AND NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO COMMUNITY  
5 COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.  
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
8

9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base districts on the property described in Zoning Case No. C14-05-0082, on  
11 file at the Neighborhood Planning and Zoning Department, as follows:  
12

13 From community commercial-conditional overlay (GR-CO) combining district to  
14 community commercial-conditional overlay (GR-CO) combining district.  
15

16 Lot 1, Block B, Village at River Oaks Section 5 Subdivision, a subdivision in the  
17 City of Austin, Travis County, Texas, according to the map or plat of record in  
18 Document No. 200500058 of the Official Public Records of Travis County, Texas;  
19 and  
20

21 From neighborhood commercial (LR) district to community commercial-  
22 conditional overlay (GR-CO) combining district.  
23

24 Lot 2-A, Block B, Resubdivision of Lot 2, Block B, Village at River Oaks Section  
25 5 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according  
26 to the map or plat of record in Document No. 200500058 of the Official Public  
27 Records of Travis County, Texas (the "Property"),  
28

29 locally known as 1701 Parmer Lane, in the City of Austin, Travis County, Texas, and  
30 generally identified in the map attached as Exhibit "A".  
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33  
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37

1 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
2 established by this ordinance is subject to the following conditions:

- 3  
4 1. A site plan or building permit for the Property may not be approved, released, or  
5 issued, if the completed development or uses of the Property, considered cumulatively  
6 with all existing or previously authorized development and uses, generate traffic that  
7 exceeds 4,050 trips per day.  
8  
9 2. The following uses are prohibited uses of the Property.

- |    |                                  |  |
|----|----------------------------------|--|
| 10 | Automotive rentals               | Automotive sales                       |
| 11 | Automotive washing (of any type) | Drop-off recycling collection facility |
| 12 | Exterminating services           | Indoor sports and recreation           |
| 13 | Pawn shop services               | Counseling services                    |
| 14 | Guidance services                | Residential treatment                  |
| 15 | Transitional housing             |  |

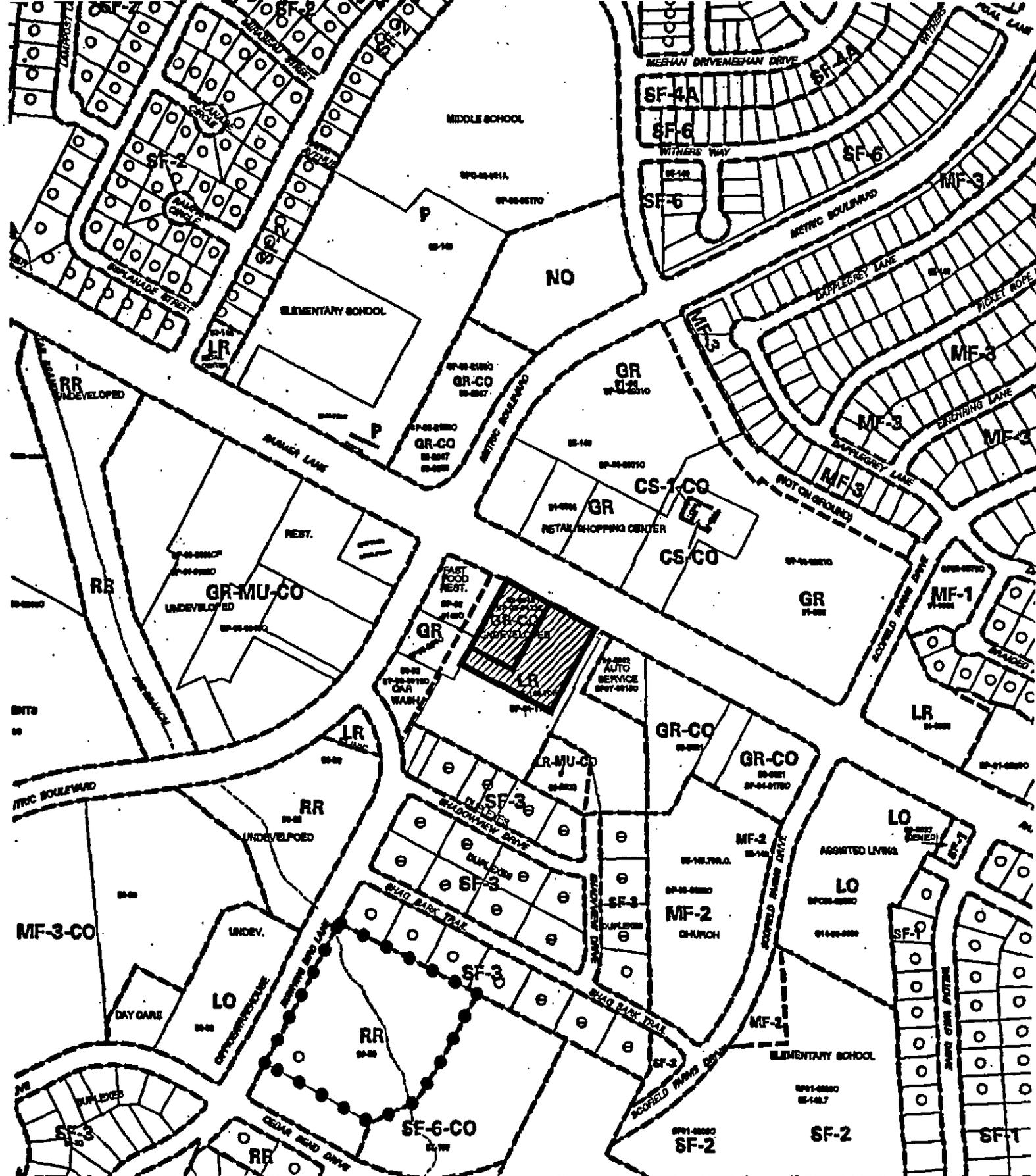
16  
17  
18 Except as specifically restricted under this ordinance, the Property may be developed and  
19 used in accordance with the regulations established for the community commercial (GR)  
20 base district and other applicable requirements of the City Code.

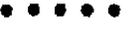
21  
22 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2005.

23  
24  
25 **PASSED AND APPROVED**

26  
27  
28  
29 \_\_\_\_\_ 2005 §  
30  
31 **Will Wynn**  
32 **Mayor**

33  
34 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
35 **David Allan Smith** **Shirley A. Brown**  
36 **City Attorney** **City Clerk**



SUBJECT TRACT   
 PENDING CASE   
 ZONING BOUNDARY   
 CASE MGR: T. BOLT

**ZONING EXHIBIT A**

**CASE #: C14-05-0082**  
**ADDRESS: 1701 W FARMER LANE**  
**SUBJECT AREA (acres): 2.167**

DATE: 05-06  
 INTLS: SM

**CITY GRID REFERENCE NUMBER**  
**L34**

1" = 400'